

**VILLAGE OF ESTERO DESIGN REVIEW BOARD
MEETING OF AUGUST 26, 2015**

The Village of Estero Design Review Board meeting was held on this date at the Estero Fire Rescue District Meeting Room, 21500 Three Oaks Parkway, Estero, Florida.

Present: Chairman Albert O'Donnell and Board Members W. Scott Anderson, Barry Jones, Joe McHarris, William Prys, James Tatoes, and Patty Whitehead. Absent: Board Member Gerald Simons.

Also present: Nancy Stroud, Esq., Community Development Director Mary Gibbs, and Village Clerk Kathy Hall.

1. CALL TO ORDER

Chairman O'Donnell called the meeting to order at 5:34 p.m.

2. PLEDGE OF ALLEGIANCE

Chairman O'Donnell led the Pledge of Allegiance.

3. ROLL CALL

Village Clerk Kathy Hall called the roll; all members were present with the exception of Board Member Simons.

4. APPROVAL OF AGENDA

Chairman O'Donnell suggested that Agenda Item 7 (A) be heard prior to Agenda Item 6 (A).

Chairman O'Donnell moved approval of the revised agenda, moving Agenda Item 7 (A) to be heard prior to Agenda Item 6 (A), seconded by Board Member Prys, called and carried unanimously with Board Member Simons absent.

5. BOARD BUSINESS

(A) Approval of July 22, 2015 Minutes

Board Member Prys moved approval of the July 22, 2015 minutes as presented, seconded by Board Member Anderson, called and carried unanimously with Board Member Simons absent.

Chairman O'Donnell provided clarification of Board procedures.

All audience members and staff providing testimony were sworn in by Village Clerk Kathy Hall.

6. ACTION ITEMS

Note: Agenda Item 6 (A) was addressed after Agenda Item 7 (A).

- (A) Shoppes of Coconut Trace - Lyden Drive and US 41 – DOS2015-00056 Continued from August 12, 2015 DRB Meeting (District 2)**
- Proposed construction of 2 acre commercial development within the Estero Pointe CPD project

Greg Roth, Bohler Engineering, and Henry Klover, Klover Architects, through a PowerPoint presentation, provided background information regarding application submittal on June 3, 2015; meeting the intent of Lee County Comprehensive Plan 6.1.2.1; July 8, 2015 public information workshop; August 12, 2015 DRB meeting; existing conditions; prior meeting comments related to landscape plan with easements, civil plans, sidewalk access to Lyden Drive, monument sign, trash enclosure, auto turn, AC unit screening, and site lighting design; site alterations - current layout versus previous layout; DRB civil and architectural plan modifications; landscape plan; relationship to detail with Sun Trust Bank Building; patio; brick pavers in the gathering area; architectural plans and materials; bike rack; and benches.

In response to an inquiry regarding the depth of the covered space, Mr. Klover responded there was a minimum of 6' clearance. In depth Board discussion followed related to the landscape plan. Brief discussion followed regarding the stone at the bottom of the columns at the front of the building that could be eliminated.

Public Comment:

Marlene Rodak, Florida Native Plant Society, stated that she would like to see as much attention to the landscape as there was to architecture and provided information on plants and trees that the applicant could utilize.

Discussion ensued regarding how to help the applicant by providing stipulation of plantings in the landscaping as well as the applicant getting in contact with one Board Member at a time or going through staff. Discussion then turned to the possibility of holding pre-application meetings or workshops. Community Development Director Gibbs spoke regarding stipulations to approval. Attorney Stroud stated that, if the Board was not prepared to make a motion, the hearing could be continued and the applicant could be asked to come back with a revised landscape plan. Discussion continued, it was decided that the applicant would send updated information to the Community Development Director, and Mr. Klover requested a continuance.

Board Member Jones moved to approve the continuance, seconded by Board Member McHarris, called and carried unanimously with Board Member Simons absent.

7. PUBLIC INFORMATION WORKSHOPS

Note: Agenda Item 7 (A) was addressed prior to Agenda Item 6 (A).

- (A) Shoppes of Coconut Trace - Lyden Drive and US 41 (District 2)**
- Proposed development of lot on south parcel
- Development Order Application not filed yet – Requesting Design Review Board input

Community Development Director Gibbs provided a brief introduction.

Greg Roth, Bohler Engineering, through a PowerPoint presentation, provided background information regarding project construction of the northern and southern buildings; existing conditions; and site plan.

Henry Klover, Klover Architects, continuing with the PowerPoint presentation, addressed the patio area between the buildings; parking lot entry way with two black aluminum benches; trellis and festoon lighting across the top; architectural plans; bike rack and pathway to parking lot; decorative lighting similar to the Sun Trust Bank building; landscape; and architectural materials.

In response to an inquiry regarding the rear elevation in the packet that did not match the PowerPoint presentation version of the rear elevation, Mr. Klover responded that the packet version of the rear elevation only depicted the square footage of the sign.

Chairman O'Donnell called for public comment and no one came forward. Note: Beverly MacNellis and Marlene Rodak had turned in comment cards; however, chose not to speak during this agenda item.

(B) Marriott Towne Place at Coconut Point – DOS2015-00023 (District 6)
- 114 Rooms all suites hotel

Community Development Director Gibbs provided a brief introduction.

Board Members McHarris and Jones recused themselves from discussion.

Scott Lodde, Alliance Group, through a PowerPoint presentation, provided background information regarding an EDRC meeting of December 17, 2014, along with information regarding Towne Place Suites. He also addressed the developer's objective and their Good Neighbor Policy. He noted that they had met and held informational meetings with The Brooks and other surrounding communities.

Tom McLean, Hole Montes, continuing with the PowerPoint presentation, provided information regarding site planning; an aerial site view; Coconut Point vicinity map; site plan that included a new location for the dumpster; and pedestrian connectivity. Throughout the presentation, Mr. McLean addressed comments from the 2014 EDRC meeting. He also spoke to a deviation regarding parking.

Jim Tripp, HBT Architects, continuing with the PowerPoint presentation, provided information regarding prototypical elevation plan; design documents/architectural first floor plan; design documents/architectural plan typical floor plan; final design transition; original front elevation vs. revised elevation; angled building footprint; roofline change/building massing; cornice treatment/detailing; additional window treatment; revised entry fenestration and arcade; revised banding and trim detail; and project signage. He also addressed the EDRC architectural comments and EDRC and public signage responses.

Greg Desario, DMJ and Associates, Inc., continuing with the PowerPoint presentation, provided information regarding landscape design and plan; creating a variety of canopies; landscape

elevations for front, rear, building entry, and west elevation; short list of trees and shrubs; and provided the EDRC landscape comments with responses.

Board questions and discussion followed. In response to an inquiry regarding visibility from The Brooks, Mr. Tripp responded that it was 200 ft. away. He also noted that they held a meeting at Shadow Wood and nothing was visible from the clubhouse. In response to an inquiry regarding storing a shuttle van, Mr. Tripp responded that they were not going to have an airport shuttle.

Public Comment:

Howard Levitan, Pelican Sound, inquired whether new drawings had been submitted to the County. Discussion followed regarding process and scheduling.

Marlene Rodak, Florida Native Plant Society, spoke regarding the plants along the street, the County code requiring irrigation on the buffer, and, if native plants were planted, the irrigation could be discontinued once the plants were established.

Community Development Director Gibbs noted that the applicant would need to come back to the Design Review Board for review and approval of the monument sign.

- (C) City Mattress at Coconut Point (across from Dillard's) (District 6)**
- Development Order Application not filed yet – Requesting Design Review Board input

Community Development Director Gibbs noted that this application was continued.

- (D) Lee County Utilities (District 4)**
- Lift station expansion – NE corner of Three Oaks Parkway and Corkscrew Road
- Development Order Application not filed yet – Requesting Design Review Board input

Community Development Director Gibbs provided a brief introduction.

Jessica Munoz and Keith Gomez, Lee County employees, through a PowerPoint presentation, described the preliminary request for expansion of the existing master pump station at the northeast corner of Three Oaks Parkway and Corkscrew Road; the County was considering purchasing a portion of the vacant corner lot. Ms. Munoz stated that they were requesting guidance from the Board regarding requirements for landscaping and architecture to ensure that they obtain adequate square footage of property. Ms. Munoz provided information regarding 2002, 2005 and 2015 aerials; existing easement/right-of-way; proposed easement; master pump station layout and components; master pump station prototypes; the existing Live Oak tree; and moving the wet well. Detailed discussion followed related to the Live Oak; the master manhole; buffering/screening/fencing; ingress/egress; and prototypes.

Chairman O'Donnell called for public comment and no one came forward.

8. PUBLIC INPUT

None.

9. BOARD DISCUSSION

(A) Topics for next agenda: Draft Rules of Procedure.

Board Member Jones inquired whether there would be a quorum if Board Member Anderson was absent at the September 9, 2015 meeting. Attorney Stroud responded that she would research the option of Board Member Jones calling in to the meeting.

10. ADJOURN

Board Member Jones moved to adjourn, seconded by Board Member Prysi, called and carried unanimously with Board Member Simons absent. Chairman O'Donnell adjourned the meeting at 8:04 p.m.

Respectfully submitted,

Kathy Hall, MMC
Village Clerk